144.0	0004	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,900 /	729,900
					USE VALUE:	729,900 /	729,900
					ASSESSED:	729,900 /	729,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDRAHAN JOHN R
Owner 2:	
Owner 3:	
Street 1:	35 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANDRAHAN JOHN R -
Owner 2:	-
Street 1:	35 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5614.000	256,500	2,700	470,700	729,900
Total Card	0.129	256,500	2,700	470,700	729,900
Total Parcel	0.129	256,500	2,700	470,700	729,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.69 /Parcel: 502.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

94061

GIS Ref

GIS Ref

Insp Date

01/22/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,500	2700	5,614.	470,700	729,900		Year end	12/23/2021
2021	101	FV	248,800	2700	5,614.	470,700	722,200		Year End Roll	12/10/2020
2020	101	FV	248,800	2700	5,614.	470,700	722,200	722,200	Year End Roll	12/18/2019
2019	101	FV	202,400	2700	5,614.	441,300	646,400	646,400	Year End Roll	1/3/2019
2018	101	FV	202,400	2700	5,614.	364,800	569,900	569,900	Year End Roll	12/20/2017
2017	101	FV	202,400	2700	5,614.	335,400	540,500	540,500	Year End Roll	1/3/2017
2016	101	FV	202,400	2700	5,614.	306,000	511,100	511,100	Year End	1/4/2016
2015	101	FV	191,000	2700	5,614.	300,100	493,800	493,800	Year End Roll	12/11/2014

!11235!

PRINT

Date	Time
12/30/21	12:09:08

LAST REV

Date	Time
11/01/17	09:29:15
mmcmakin	

USER DEFINED

Prior Id # 1:	94061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11235

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANDRAHAN JOHN	14457-214		11/2/1981	Convenience	1	No	No		Eleanor M Handrahan dod 11/8/2013
HANDRAHAN JOHN	9972-94		1/17/1962	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2010	834	Re-Roof	16,800					

ACTIVITY INFORMATION

Date	Result	By	Name
1/22/2009	Meas/Inspect	336	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5614		Sq. Ft.	Site		0	80.	1.05	9									470,736						470,700	

Total AC/HA:	0.12888	Total SF/SM:	5614	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,736	Spl Credit		Total:	470,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99485052
Adj $ / SQ:	181.312
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371793
Depreciation:	115256
Depreciated Total:	256537

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

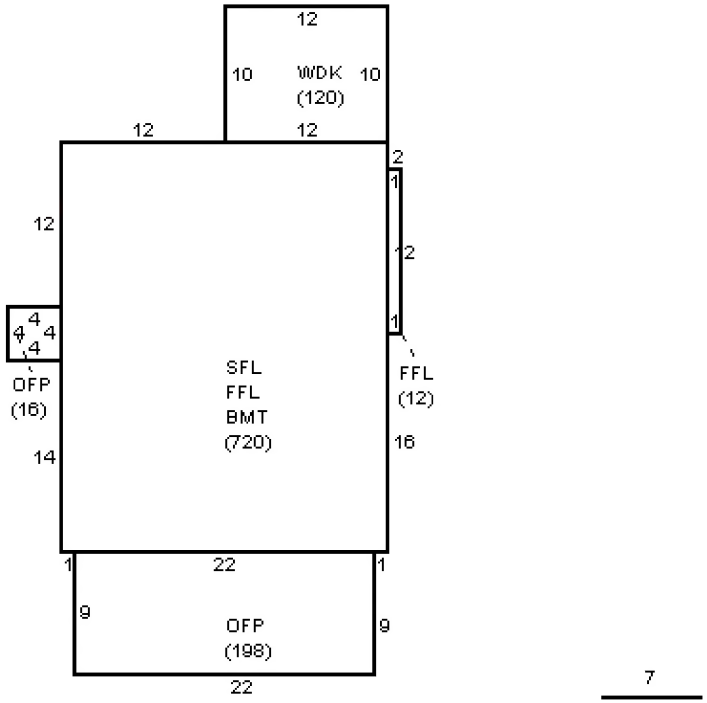
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.31
Special Features:	0	Val/Su Net:	102.35
Final Total:	256500	Val/Su SzAd	176.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	732	181.310	132,720
BMT	Basement	720	54.390	39,163
SFL	Second Floor	720	181.310	130,544
OFP	Open Porch	214	24.090	5,154
WDK	Deck	120	14.260	1,711

Net Sketched Area:	2,506			Total:	309,292
Size Ad	1452	Gross Area	2506	FinArea	1452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

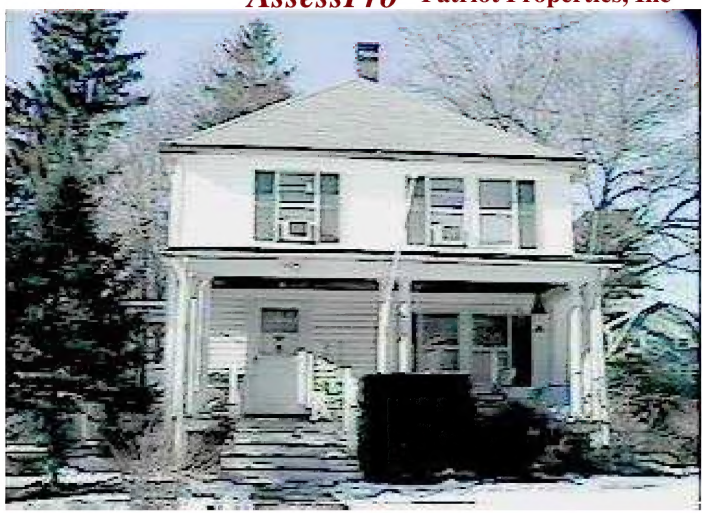
PARCEL ID

144.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1920	22.87	T	50	101			2,700			2,700
2	Frame Shed	D	Y	1	6X12	F	FR	1960	0.00	T	50	101						

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700

IMAGE

AssessPro Patriot Properties, Inc